



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 20, 2015

SEAN LEARY
2716 OCEAN PARK BOULEVARD SUITE 2025
SANTA MONICA CA 90405

**REGARDING: PROJECT NO. R2014-01018 - (1)
TENTATIVE TRACT MAP NO. TR072718
16050 EAST SAN BERNARDINO ROAD (8435-027-001)**

The Regional Planning Commission, by its action of **May 20, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **June 1, 2015**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: Board of Supervisors; DPW (Building and Safety)

NP:sdj

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01018-(1)
TENTATIVE TRACT MAP NO. 072718
ENVIRONMENTAL ASSESSMENT NO. 201400089**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on April 22, 2015, in the matter of Project No. R2014-01018-(1), consisting of Tentative Tract Map No. 072718 ("Map") dated September 23, 2014.
2. The permittee, Watt Communities ("permittee"), requests the map to authorize the development of a new residential condominium development consisting of 22 detached dwelling units and recreational amenities and an infill request to increase the density beyond the maximum of 6 dwelling units per acre pursuant to the Los Angeles County Code ("Project") on a property located at 16050 East San Bernardino Road in the unincorporated community of Irwindale ("Project Site").
3. The Map is a request for a subdivision to create one multi-family lot with 22 detached residential condominium units, open space and private streets.
4. The Project Site is 3.29 gross (3.055 net) acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a church and daycare with asphalt parking and open field with vegetation.
5. The Project Site is located in the Irwindale Zoned District and is currently zoned A-1-6,000.
6. The Project Site is located within the 1 (Low Density Residential) land use category of the Countywide General Plan Land Use Policy Map.
7. Surrounding zoning within a 500-foot radius includes:

North: A-1-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)
South: A-1-6,000
East: A-1-6,000
West: A-1-6,000
8. Surrounding land uses within a 500-foot radius include:

North: San Bernardino Road, Adult education facility, gas station and single-family residences
South: Single-family residences
East: Single-family residences
West: Single-family residences

9. The site plan for the Project depicts a residential condominium development of 22 detached dwelling units dispersed throughout the rectangular-shaped site on one multi-family lot. The dwelling units are typically sited in a linear cluster configuration along the private drives on multi-family lot and arranged around a common access private driveway and fire lane used for both vehicle (garage) and pedestrian (front door) access.
- a. Access: The project site is accessed by San Bernardino Road to the north for primary access. The main entry, "A" Court, is the only vehicular entry into the development. "A" Drive is un-gated just off of access road to San Bernardino Road. The access road contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 20 to 24 feet. Internal private streets ("A" Drive, "B" Drive, and "C" Drive) with landscaped areas adjacent to the curbs, are proposed to contain tree plantings every 25-50 feet for shade. Besides the main ("A" Drive) entry, there is one other location in which pedestrians may freely enter and exit the development: a 17-foot wide "paseos" (public pedestrian walkway) located adjacent to Broadmoor Avenue near the south side of the site.
 - b. Parking: Each home would have two attached garage spaces, directly accessible from the private drives. The community would include a total of 79 onsite parking spaces, or 3.55 spaces per unit (including 2 garage spaces and 1.18 uncovered spaces per unit). Of the 79 parking spaces, 44 are covered garage spaces and 9 are uncovered guest parking spaces. 26 additional uncovered spaces can also be accommodated by use of each unit's driveway. Onsite parking complies with the County's minimum parking requirement of 44 onsite covered parking spaces for 22 single-family homes. One handicap-accessible parking stall is located on "A" Drive in front of the paseo and open lawn recreation area. There are no parking lots or other parking facilities located onsite.
 - c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Drive is the primary amenity of the development—a 0.34 acre open lawn recreation area, tot lot and dining terrace, with a separate paseo/greenbelt. The tot lot (small playground) located adjacent to the far easterly property line of the recreation area.
 - d. Building/Site Design: Along San Bernardino Road, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected a sidewalk. Vehicle garages for these units are located to the rear and are not visible from San Bernardino Road. Along "A" Drive, dwellings units and a pedestrian walkway with landscaping will be oriented with their fronts facing the private drive and fire lane. The dwellings range from 3 to 5 bedrooms (1,844 to 2,316 square feet in size) and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Craftsman", "Santa Barbara" and "Spanish" architectural styles.

- e. Walls & Fences: There are several walls and block-retaining walls located in the interior and along the perimeter of the site. Block and retaining walls vary up to 6 feet in height, (within the lot and dwelling unit side and rear yards) next to the adjacent single family residence lots. Wood privacy fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.
- f. Open Space: The project consists of a total of 1.05 acres of open space, or approximately 34% of the net acreage of the development. The open space is provided in three primary formats-- please refer to the following table:

Open Space Format	Acres	Description
HOA-Maintained Area	0.42	Open lawn recreation area, tot lot, paseos, landscaped slopes
Private Yard Areas	0.63	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Total	1.05	34% of net project area

- g. Grading: A total of 8,000 cubic yards each of cut, 2,000 cubic yards of fill and 3,000 cubic yards of export material is proposed, for a combined total of 13,000 cubic yards of earthwork with 3,000 cubic yards proposed to be exported to Irwindale disposal site.
10. The Project Site is accessible via San Bernardino Road to the north. Primary vehicular access to the Project Site will be via an entrance/exit on San Bernardino Road. This is the only means of vehicular access into the Project. Pedestrian access will be via Broadmoor Avenue to the south.
11. A total of 79 parking spaces are provided onsite: 44 covered (garage) and 9 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking. 26 additional uncovered spaces can also be accommodated by use of 13 of the unit's driveways. One handicap-accessible parking stall is located on "A" Drive in front of the open lawn recreation area. There are no parking lots or other parking facilities located onsite.
12. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.

13. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Commission's April 22, 2015 public hearing, Regional Planning staff received no written correspondence and two phone calls regarding the project. No other correspondence was received from the public regarding the Project.
16. During the April 22, 2015 public hearing the Commission heard a presentation from staff as well as testimony from the applicant and the public regarding the proposed development. Testimony was taken in opposition to the project. During the April 22, 2015 staff provided comments that the proposed development as designed was consistent with the prevailing density in that area and would qualify for support for a residential infill request. The applicant stated that the proposed development and density was consistent with the existing pattern of development. The opposition testified that the proposed development was too dense, would negatively impact traffic and was harmful to privacy rights of adjacent neighbors. The applicant responded that units could be flipped to increase the setbacks of 2nd floors from where pools and rear yards could be observed. After taking all testimony, the Commission continued the public hearing to May 20, 2015.
17. At the May 20, 2015 staff gave a brief presentation to the Commission recommending approval of the project. The application, Mr. Sean Leary, was sworn in and gave testimony in favor of the project. Mr. Leary spoke regarding the changes to the proposed development in response to the community's opposition to the project and the Commission's direction. After a brief discussion that included adding conditions that 15 gallon size trees be installed as landscaping for privacy along the east and west property lines, 24 inch box size trees be installed along the property lines at the patios of units 14 and 17, and that individual unit front yards remain ungated, the Commission voted to close the public hearing and approve the project.
18. The Commission finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The Commission's also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the

benefit of the Project; and is designed in an attractive manner that will enhance the aesthetic character of the area.

19. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.
20. The Commission finds that the burdens of proof for Map and Residential Infill have been satisfied.
21. The Commission finds that drought-tolerant, properly maintained vines, appropriate for the planting zone of the subject property, planted along the entire width of the existing cul-de-sac at Broadmoor Avenue will be an effective tool to prevent graffiti.
22. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Irwindale community. On Month DD, 2015, a total of 177 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Irwindale Zoned District and to any additional interested parties.
23. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
24. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
25. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such

documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The subject tract map has been submitted as a tentative map. As such, it is subject to the provisions of Sections 21.40.010 through 21.40.180 of the County Code.
- B. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.
- C. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community because single family residential dwellings in detached structures are proposed.
- D. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses because the single family residences will be separated by the minimum required building separation as required by the Zoning Code.
- E. The proposed project will not overburden existing public services and facilities because there is adequate parking contained on site for each dwelling unit and guest parking is accommodated on site.
- F. The proposed project will not disrupt or adversely impact local traffic and parking conditions in that and there is a surplus of guest parking designated on site.
- G. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design is ensured through site plan review.
- H. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
- I. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

- J. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
- K. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.
- L. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- M. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
- N. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
- O. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Tentative Tract Map No. 072718, subject to the attached conditions.

ACTION DATE: MAY 20, 2015

VOTE: [5:0]

Concurring: Valadez, Pincetl, Louie, Pedersen, Modugno

Dissenting:

Abstaining:

Absent:

NP:sdj

5/21/15

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01018-(1)
TENTATIVE TRACT MAP NO. 072718**

PROJECT DESCRIPTION

The project is a new residential condominium development consisting of 22 detached dwelling units, an open lawn recreation area and other recreational amenities subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7[recordation], and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee] and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish

and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,256.25 (\$2,210 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or \$3,144.75 (\$3,069.75 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the

approved Exhibit map, or a Site Plan Review approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. A drought-tolerant vine, appropriate for the planting zone of the subject property, shall be continuously and properly maintained along the south-facing proposed 6 foot high maximum block wall at the south property line along the entire length of the cul-de-sac of Broadmoor Avenue to prevent graffiti.
22. The subject property shall be developed and maintained in substantial conformance with the approved Tentative Map dated September 24, 2014 and Exhibit Map dated May 5, 2015.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

23. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
24. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated September 24, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
25. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 22 residential units in detached structures whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

26. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
27. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated May 5, 2015, or an amended exhibit map approved by the Director.
28. The subdivider shall provide at least 50 feet of street frontage for the multi-family residential lot as indicated on the approved tentative map.
29. The subdivider shall label the "private driveway and fire lane" on the final map.
30. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and widths as depicted on the approved exhibit map dated May 5, 2015, or an amended exhibit map approved by the Director.
31. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (San Bernardino Road, and also including "A", "B", and "C" Drive within the subdivision), and shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.
32. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
33. Prior to final map approval, the subdivider shall submit a plot plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director indicated the area and dimensions of the proposed site as well as the location and dimensions of all structures, yards, walls, fences parking facilities, street and highway dedications, landscaping, open space and buffer areas, and other development features. Such plot plan shall demonstrate that the project is compatible with the surrounding uses in terms of scale, intensity and design.
34. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
35. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the open lawn recreation area, gated tot lot area, outdoor cooking area, private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and

street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

36. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.

PROJECT SPECIFIC CONDITIONS

37. The open lawn recreation area (gated tot lot and outdoor cooking area) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 11th dwelling unit located within the project. A park site plan (Site Plan Review) shall be submitted to Regional Planning for review and approval prior to the issuance of the 11th dwelling unit building permit.
38. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the pedestrian common walkway located within lot 1 adjacent to Broadmoor Avenue as depicted on the tentative map.
39. Front yard wall and fence heights along San Bernardino Road and "A" Drive, "B" Drive and "C" Drive shall not exceed 42 inches except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.
40. Wall and fence heights surrounding the open lawn recreation area, dining terrace and gated tot lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.
41. Front yards of individual units along the private driveways/fire lane shall remain un-gated.
42. The subdivider shall reserve in the CC&Rs the prohibition of the gating of front yards of individual units along the private driveways/fire lane.
43. All pedestrian common walkways throughout the development and the project entrance street ("A" Drive) shall remain un-gated.
44. The subdivider shall reserve in the CC&Rs the prohibition of the private gating of the development to the satisfaction of Regional Planning and Fire.
45. Prior to final map recordation, three copies of a landscape plan for the entire project site shall be filed with and approved by the Director, to include drought tolerant landscaping for the vine along the south property line wall, minimum 15-gallon size trees to be planted and continuously and properly maintained along the east and west property lines as landscaping for privacy and minimum 24-inch box size trees

to be planted and continuously and properly maintained along the east property line at the interior courtyards of units 14 and 17 required by this grant.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Reports for the tentative map dated 09-24-14

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted along E San Bernardino Road that will sufficiently recreate the existing view of "tall evergreen and deciduous trees" located in North portion of the project site in addition to required front yard trees, and trees throughout the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection.	Approval of a tree planting plan (TTM Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning

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3.1	Air Quality	<p>Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply soil stabilizers or moisten inactive areas; <input type="checkbox"/> Prepare and implement a high wind dust control plan; <input type="checkbox"/> Stabilize previously distributed areas if subsequent construction is delayed; <input type="checkbox"/> Water exposed surfaces as needed for dust suppression (typically 3 times/day); <input type="checkbox"/> Cover all stock piles with tarps at the end of each day or as needed; <input type="checkbox"/> Provide water spray during loading and unloading of earthen materials; <input type="checkbox"/> Minimize in-out traffic from construction zone; <input type="checkbox"/> Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and <input type="checkbox"/> Sweep streets daily if visible soil material is carried out from the construction site 	<p>Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.</p>	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Public Works/Building and Safety
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4.1	Biological Resources	<p>Within five (5) days prior to land-clearing activities between February 1 through September 15, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.</p>	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning

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5.2	Cultural Resources	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>
5.3	Cultural Resources	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).</p>	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>County Coroner, or designee.</p>

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7.1	Geology / Soils	<p>Mitigation shall be implemented in the form of strict compliance with all recommendations specified in recommendations specified in the Geotechnical Evaluation (GCI 2014). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.</p>	<p>Prior to issuance of Permits, the plans shall include notes indicating that all recommendations specified in the Geotechnical Engineering Investigation (GCI 2014) shall be implemented.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089

13.1	Noise	<p>During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array. 	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Health and Public Works/Building and Safety</p>
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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13.2	Noise	<p>During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern, western and southern site boundary.</p> <p>If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.</p>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.</p>	<p>Prior to issuance of a grading permit and during grading and construction activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
19	Mitigation Compliance	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account as required.</p>	<p>Yearly and as required until all measures are completed.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-01018

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072718

Environmental Assessment No. T20140008

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Trinity Lutheran Church (Watt Communities LLC)	09/24/14	10/21/14	10/30/14

PROJECT OVERVIEW

One multifamily lot developed with 22 detached units for condominium purposes within zone A-1. An infill request has been made to increase the density.

Subdivision: To create one multifamily lot with 22 detached condominium units.

Infill Request: To allow an additional 3 dwelling units under the land use category 2 of the Countywide General Plan.

MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Modification to : ☐ Other: ☐
Exhibit "A" Recorded Map

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☒ Additional Revisions (requires a fee): ☐

LOCATION

16050 E San Bernadino Road
Covina, CA 91722

ACCESS

E San Bernardino Road

ASSESSORS PARCEL NUMBER(S)

8435027001

SITE AREA

3.29 gross acres, 2.805 net acres

GENERAL PLAN / LOCAL PLAN

County of Los Angeles General Plan

ZONED DISTRICT

Irwindale

SUP DISTRICT

1st

LAND USE DESIGNATION

1 (6 du/ac)

ZONE

A-1-6,000

CSD

N/A

PROPOSED UNITS

(DU)

22 dwelling units proposed

MAX DENSITY/UNITS

(DU)

21 du per zoning (6,000
square foot lot size)

GRADING, CUBIC YARDS

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

15,100 cubic yards

8,900 cubic yards of cut; 6,200 cubic yards of fill

2,700 cubic yards of import.

Balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)

Pending initial study review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning	Cleared	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	John Chin (626) 458-4961 jchin@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Exhibit Map/Exhibit "A" Revision Required: ☐

Reschedule for Subdivision Committee Reports Only: ☐

Revised Application Required: ☐

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative and exhibit maps. Technical reports received must be reviewed and the environmental document produced. Please read below for further details.

Land Use Policy:

Clear ☒ Hold ☐

1. The Infill request has been received for a maximum of 22 units.

Zoning Code Compliance:

Clear ☒ Hold ☐

Tentative Map:

Clear ☒ Hold ☐

Exhibit map:

Clear ☒ Hold ☐

Environmental Determination:

Clear ☐ Hold ☒

2. An initial study is being prepared for the California Environmental Quality Act (CEQA) determination. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Healthy Design Ordinance ("HDO"):

Clear ☒ Hold ☐

3. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 258.71 linear feet of street frontage, a total of 11 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation. Species shall allow canopies of minimum 25 feet diameter at its widest point and grow to have at least 7 feet of open (non-obscured) space between the base and the bottom of the canopy at expected maturity; a minimum size of 5 gallons and a minimum height of 10 feet at the time of planting and subject to review and approval by the Director of Planning.

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

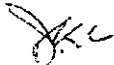
- 1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) Please see attached Grading review sheet (Comment 2) for comment and requirement.
- 3) An approved sewer area study. The sewer area study PC 12230AS is currently in plan check. Please see attached Sewer review sheet (Comment 1) for comments and requirements.



Prepared by John Chin

tr72718L-rev2.doc

<http://planning.lacounty.gov/case/view/tr072718/>



Phone (626) 458-4918

Date 10-20-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 72718

TENTATIVE MAP DATED 09/24/2014
EXHIBIT MAP 09/24/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by  Date 10/06/14 Phone (626) 458-4921
HAZEL PARAOAN


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 072718

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TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 10/20/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072718\GP 072718\2014-09-25 TTR 072718 SUBMITTAL

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12230AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of West Covina and the City of Baldwin Park.


Prepared by Vilong Truong
tr72718s-rev2.doc

Phone (626) 458-4921

Date 10-02-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072718 (Rev.)

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TENTATIVE MAP DATED 09-24-2014

EXHIBIT MAP DATED 09-24-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

tr72718L-rev2.doc

<http://planning.lacounty.gov/case/view/tr072718/>

Phone (626) 458-4918

Date 10-15-2014

The following reports consisting of ___ pages are the recommendations of Public Works.


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.


Prepared by John Chin
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<http://planning.lacounty.gov/case/view/tr072718/>

Phone (626) 458-4918

Date 10-15-2014

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map	72718	Tentative Map Dated	9/24/14	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	8,900 yd ³	Location	Covina	APN	
Geologist	---	Subdivider	Watt Communities		
Soils Engineer	---	Engineer/Arch.	Moran Consulting Corp.		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: _____

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.

Prepared by



A large, stylized handwritten signature in black ink, likely belonging to Ricardo Lopez-Maldonado.

Ricardo Lopez-Maldonado
Geology Section

Date 10/15/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmed/survey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The typical section for San Bernardino Road is not approved as shown. The Private Drive and Fire Lane along the northerly property line must be relocated outside of the public right of way. The greenscape along the southern side of the Private Drive and Fire Lane will need to be reduced.
2. Reserve non-exclusive access easements along the proposed Private Drive and Fire Lane to the satisfaction of Public Works.
3. Construct adequate transition between existing and proposed improvements on the westerly property line and the Private Drive and Fire Lane to the satisfaction of Public Works.
4. Construct sidewalk along the median along San Bernardino Road to meet current ADA requirements to the satisfaction of Public Works.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
8. Plant street trees along the property frontage on San Bernardino Road and the frontage road to the satisfaction of Public Works.
9. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on the frontage road south of San Bernardino Road and on the island between San Bernardino Road and the frontage road. A maintenance covenant may be required.
10. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
11. Provide street lights on concrete poles with underground wiring along the property frontage on East San Bernardino Road to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of street lights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or AutoCADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626)-300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans. .

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 072718

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TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works

Prepared by Omar Ahmed *OA*
tr072718r-rev2

Phone (626) 458-4921

Date 10-20-2014

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. The applicant shall comply with the requirements as indicated on the attached letter dated 03/05/2014 from the Azusa Light & Water to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance. Depict all line of sight easements on the landscaping and grading plans.
5. If available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.


Prepared by Vilong Truong
tr72718w-rev2.doc

Phone (626) 458-4921

Date 10-02-2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72718

MAP DATE: September 24, 2014

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL - ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The driveways used for fire apparatus access shall provide a minimum paved unobstructed width of 20 feet or as noted on the Exhibit Map with a clear to the sky vertical clearance. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. All proposed buildings shall be placed such that a fire apparatus access is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The driveways used for fire apparatus access shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. A reciprocal access agreement is required since the driveways will be shared by all future homeowners. Submit documentation to the Fire Department for review prior to Final Map clearance.
6. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
7. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
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PROJECT: TR 72718

MAP DATE: September 24, 2014

-
8. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Azusa Light and Water dated 03-27-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. Install 1 PUBLIC fire hydrant and install 1 PRIVATE fire hydrant as located on the Exhibit Map by the Fire Department.
3. Remove/relocate 1 public fire hydrant(s) as noted on the Exhibit Map.
4. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
5. The required fire flow for the required fire hydrants, both public and private, within this residential development is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
6. Prior to final map clearance, provide written verification that the required PUBLIC fire hydrant has been bonded for in lieu of installation.
7. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
8. Prior to installation of the required private fire hydrant, submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72718

MAP DATE: September 24, 2014

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9. An approved automatic fire sprinkler system is required for each proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 10. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 72718 DRP Map Date: 09/24/2014 SCM Date: 10/30/2014 Report Date: 10/20/2014
Park Planning Area # 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS Map Type: TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.27
IN-LIEU FEES:	\$71,265

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$71,265 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____

Kathline J. King, Chief of Planning

Supv D 5th
October 20, 2014 16:07:11
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 72718	DRP Map Date: 09/24/2014	SMC Date: 10/30/2014	Report Date: 10/20/2014
Park Planning Area # 15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 22 = Proposed Units 22 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.04	0.0030	22	0.27
M.F. < 5 Units	3.14	0.0030	0	0.00
M.F. >= 5 Units	3.10	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.27

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.27	\$263,946	\$71,265

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.27	0.00	0.00	0.27	\$263,946	\$71,265



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
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October 17, 2014


Tentative Tract Map No. 072718

Vicinity: Covina

Tentative Tract Map Date: September 24, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072718** based on the use of public water (Azusa Light & Water) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

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